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0007

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

932,800 / 932,800

USE VALUE:

932,800 / 932,800

ASSESSED:

932,800 / 932,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PHILLIPS MICHAEL P & CARMEN L
Owner 2:	
Owner 3:	

Street 1: 33 WESTMINSTER AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SMITH FRANK P & ELIZABETH M -

Owner 2: -

Street 1: 33 WESTMINSTER AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 25,580 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1860, having primarily Clapboard Exterior and 1652 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		25580		Sq. Ft.	Site		0	70.	0.38	6			Topo	-25					671,475						671,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								40253
								GIS Ref
								GIS Ref
								Insp Date
								03/30/16

Total Card / Total Parcel

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	Full Bath: 1	Rating: Good	A Bath: 1	Rating:	BASE HAS WATER HSE IS WAY UP ON LEDGE 50 STAIRS TO DOOR SUNKIN BMT.								14 STG (168)	12 2	1									
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:									15 SFL FFL BMT (214)	14 OFP (98)	7 1									
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath: 1	Rating:	A HBth:	Rating:																				
Prime Wall: 2 - Clapboard	Sec Wall: 1	OthrFix: 1	Rating:																						
Roof Struct: 1 - Gable	OTHER FEATURES			Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1																	
Roof Cover: 1 - Asphalt Shgl				A Kits: 1	Rating:	Level	FY LR DR D K FR RR BR FB HB L O																		
Color: WHITE				Fpl: 1	Rating:	Other																			
View / Desir:				WSFlue: 1	Rating:	Upper																			
GENERAL INFORMATION				CONDO INFORMATION			Lvl 2																		
Grade: C - Average							Lvl 1																		
Year Blt: 1860	Eff Yr Blt:							Lower																	
Alt LUC:	Alt %:							Totals	RMS: 7	BRs: 3	Baths: 1	HB													
Jurisdct: G15	Fact: .																								
Const Mod:																									
Lump Sum Adj:																									
INTERIOR INFORMATION				DEPRECIATION				REMODELING												RES BREAKDOWN					
Avg Ht/FL: STD	Phys Cond: AV - Average	31. %	Functional: B - Bsmt Proble	5.0 %	Location:	Total Units:	Floor:	Exterior:	No Unit	RMS	BRS	FL													
Prim Int Wall: 2 - Plaster	Economic:	%	Special:	%			% Own:	Interior:	1	7	3														
Sec Int Wall: 1	Override:	%					Name:	Additions:																	
Partition: T - Typical									Kitchen:																
Prim Floors: 3 - Hardwood									Baths:																
Sec Floors: 1									Plumbing:																
Bsmnt Flr: 12 - Concrete									Electric:																
Subfloor:									Heating:																
Bsmnt Gar:									General:																
Electric: 3 - Typical																									
Insulation: 2 - Typical																									
Int vs Ext: S																									
Heat Fuel: 1 - Oil																									
Heat Type: 3 - Forced H/W																									
# Heat Sys: 1																									
% Heated: 100																									
Solar HW: NO																									
% Com Wall																									
% Sprinkled:																									
MOBILE HOME				Make:			Model:			Serial #:			Year:			Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 060.0-0007-0007.0												IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
3	Garage	D	Y	1	22X20	A	FR	1925	20.68	T	50	101			4,600			4,600							
More: N	Total Yard Items:	4,600		Total Special Features:					Total:			4,600													